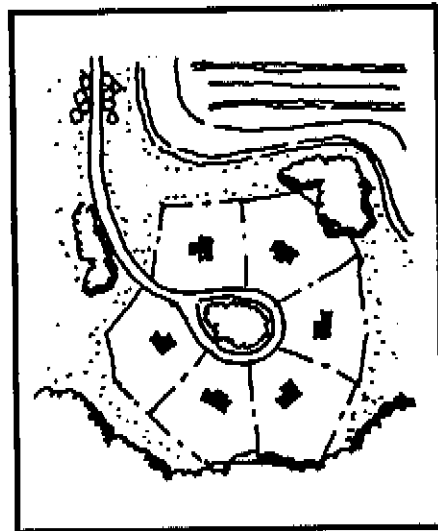


DEVELOPMENT DESIGN

Site Design

Site design for future development is extremely important in preserving the character of the neighboring area. Techniques discussed under Land Use Analysis are important in preserving vistas of open meadows and dense woodland. The development itself, however, must be sensitive to the land on which it is built. In particular, landscaping, afforestation/reforestation, should be required to meld the development into the surrounding community. Scenic vistas and views of significance to the Community should be protected. The Community should be encouraged to work with developers to review designs and offer suggestions on appropriate landscaping, reforestation, and architectural design.

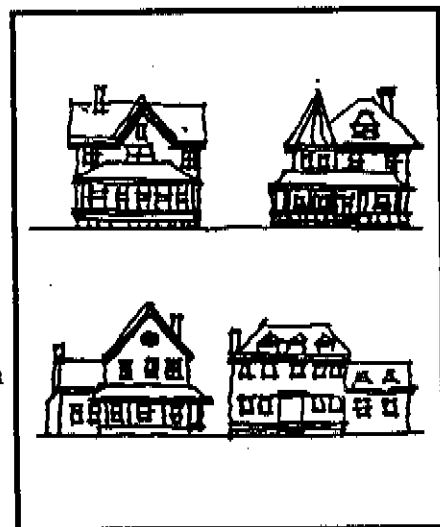


Landscape buffers soften the visual impact of new houses. Houses should not back up to existing roads, and where physical constraints require the configuration, appropriate landscaping should be used as a buffer. Landscaping too should meld into the natural environment and provide wildlife corridors and habitat. Scenic vistas and views should be enhanced by landscaping and not be blocked by development.

There are numerous properties, which contain views of buildings or of fields and hillsides, which really are definitive of the character of the Community. Care should be taken in future development to preserve and enhance those views to the extent practicable. A list of suggested properties is attached as Appendix E, but the community in conjunction with property owners and representatives of the Landmarks Preservation Commission should put together a list for use by the County in its review of proposed development so that issues pertaining to the character of these properties may be addressed.

Architecture

Some architectural styles, particularly for commercial buildings, simply are not sensitive to a rural character. Inappropriate architecture increases the perception of change in character of the area and of the extent of the construction. Buildings which have details which echo Victorian, farm, or colonial styles should be encouraged. New construction

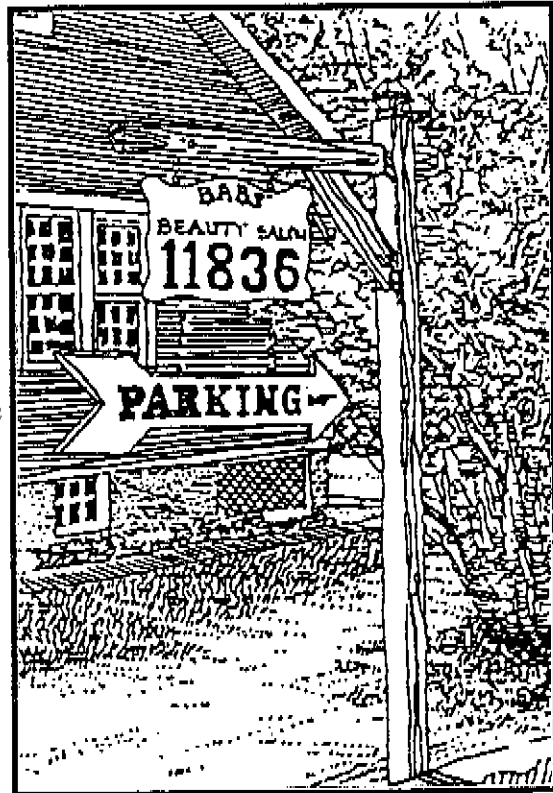


should follow the spirit of the Historic Design Guidelines published by the Landmarks Preservation Commission. Shopping center construction as exists in the suburban areas of the County or even in the rural town centers is not appropriate for the small villages comprising the Community. The restoration guidelines contained in the Hereford Master Plan are excellent guidelines equally applicable to similar development in the Community.

Signage

Signs can be a major source of visual pollution. There is no consistent style of signage in the Plan area. Signs usually must be adapted for the particular use and location of the facility. A sign that might be appropriate for Belair Road in size and configuration might be wholly inappropriate in Upper Falls. As with architectural styling, however, suburban and urbanized characteristics do not fit in with the character of the Plan area. Plastic and back lit signs as occur in Perry Hall are not indicative of a rural character. The CR zoning district contains appropriate signage guidelines which should be supported throughout the Community.

Permanent signage in residential developments is not appropriate. The object of new development should be to blend in with the adjacent neighborhood, not to stand out apart from the Community. The quality of the development should speak for itself, and signs advertising particular developments should be discouraged as not in keeping with the established Community.



RECOMMENDATIONS

33. THAT A DESIGN REVIEW COMMITTEE BE ESTABLISHED TO WORK WITH THE COUNTY AND WITH DEVELOPERS TO ENCOURAGE COMPATIBLE DEVELOPMENT DESIGN.

Each development has its own particular needs and configuration, and each development project will meld in a unique way with adjacent properties. Developers have to be made aware of concerns with respect to compatibility and should be assisted in configuring the proposed development, large or small, in such a way as it enhances the rural character of the Community.

34. LANDSCAPING SHOULD BE USED TO COINCIDE WITH THE NATURAL ENVIRONMENT.

Landscaping should be a required component of development in the Community. Buffers and landscaping which emulate naturally occurring landscaping will enhance a development and lessen the environmental impact and improve and maintain the rural environment.

35. SCENIC VISTAS AND VIEWS OF SIGNIFICANT STRUCTURES IN THE COMMUNITY SHOULD BE A CONSIDERATION IN THE REVIEW OF ANY DEVELOPMENT PROJECT.

The 1989-2000 Master Plan for Baltimore County indicated the importance of scenic vistas. The concept of the importance of visual impact extends to far more, however, than natural hillsides or flowing streams. History is a part of the Community's fabric, and significant structures, emblematic of the Community's history and character, need to have their visual relationship to the Community conserved. A proposed chart of historic and important properties and structures is attached (see Appendix E). The chart breaks the properties down into categories of significance for guidance purposes only. It does not attempt to rank historic significance or importance but only impact from a visual and community sense of impact of the site.

36. COMMERCIAL ARCHITECTURE AND SIGNAGE IN THE PLAN AREA SHOULD BE REFLECTIVE OF THE COMMUNITY'S CHARACTER.

Guidelines for design of commercial structures in rural villages should be adopted. Community groups should work together with developers to encourage design compatible with the rural character. New sign guidelines for rural areas should be adopted, and planners should be able to demonstrate to developers the advantages of blending signage and architectural design in ways which enhance the proposed project.

37. THAT THE DESIGN REVIEW COMMITTEE REFERENCED IN RECOMMENDATION 33 PREPARE DESIGN GUIDELINES TO PROMOTE COMPATIBLE DEVELOPMENT DESIGN.

The design guidelines should be submitted to the County and officially adopted into the Greater Kingsville Area Community Plan by the Planning Board and by the County Council.